

RESOLUTION NO. A-_____

1 WHEREAS, the City Council, on June 19, 2000, adopted Resolution No. A-80238
2 finding an area generally bounded by "N" Street on the south; the viaduct over the
3 Burlington Northern Santa Fe right-of-way, parallel to Cornhusker Highway on the north;
4 23rd Street on the west; and 31st Street on the east to be blighted and substandard as
5 defined in the Nebraska Community Development Law (Neb. Rev. Stat. § 18-2101, et
6 seq. as amended) and in need of redevelopment; and

7 WHEREAS, on August 23, 2002 notice of public hearing was mailed, postage
8 prepaid, to the president or chairperson of the governing body of each county, school
9 district, community college, educational service unit, and natural resource district in
10 which the real property subject to such plan is located and whose property tax receipts
11 would be directly affected and to all registered neighborhood associations located in
12 whole or in part within one mile radius of the area to be redeveloped setting forth the
13 time, date, place, and purpose, of the public hearing to be held on September 4, 2002
14 before the Lincoln City -Lancaster County Planning Commission regarding the North
15 27th Street Redevelopment Plan; and

16 WHEREAS, said proposed North 27th Street Redevelopment Plan was submitted
17 to the Lincoln-Lancaster County Planning Commission for review and recommendation,
18 and said Planning Commission on October 2, 2002 found the plan to be in conformance
19 with the Comprehensive Plan and recommended approval thereof; and

1 WHEREAS, on October 18, 2002 a notice of public hearing was mailed, postage
2 prepaid, to the foregoing governing bodies and registered neighborhood associations
3 setting forth the time, date, place, and purpose of the public hearing before the City
4 Council to be held on October 28, 2002 regarding the proposed North 27th Street
5 Redevelopment Plan; and

6 WHEREAS, on October 11, 2002 and October 18, 2002 a notice of public
7 hearing was published in the Lincoln Journal Star newspaper, setting forth the time,
8 date, place, and purpose of the public hearing to be held on October 28, 2002 regarding
9 the proposed North 27th Street Redevelopment Plan; and

10 WHEREAS, on October 28, 2002 in the City Council Chambers of the County
11 City Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a public
12 hearing relating to the proposed North 27th Street Redevelopment Plan and all
13 interested parties were afforded at such public hearing a reasonable opportunity to
14 express their views respecting said proposed plan; and

15 WHEREAS, the City Council after the hearing on October 28, 2002 duly
16 considered all statements made and materials submitted relating to said
17 Redevelopment Plan and specifically found among other things that the costs and
18 benefits of the Redevelopment Projects, including costs and benefits to other affected
19 political subdivisions, the economy of the community, and the demand for public and
20 private services were in the long-term best interest of the community impacted by the
21 same.

1 WHEREAS, The City Council directed that the Urban Development Director or
2 his authorized representative to take all steps necessary to implement the provisions of
3 said Redevelopment Plan; and

4 WHEREAS, the City Council on June 2, 2003, adopted Resolution A-82119
5 providing amendments to the Plan in compliance with the Community Development
6 Law, after notice and hearing as set forth therein including approval of the Planning
7 Commission for conformance with the Comprehensive Plan on April 30, 2003, said
8 amendments providing for a commercial redevelopment project in the vicinity of 27th
9 and Apple Streets; and

10 WHEREAS, the City advertised for and requested redevelopment proposals for
11 the Redevelopment of the proposed 27th and Apple Commercial Redevelopment Site
12 along North 27th Street in the area near 650 N. 27th Street in July of 2004 (Spec. 04-
13 192); and

14 WHEREAS, in August of 2004 the City selected Heartland Optical, Inc. as the
15 redeveloper of record according to the Community Development Law; and

16 WHEREAS, the City Council on June 6, 2005 adopted Resolution A-83353
17 providing amendments to the Plan in compliance with the Community Development
18 Law, after notice and hearing as set forth therein, including approval of the Planning
19 Commission for conformance with the Comprehensive Plan on April 27, 2005, said
20 Amendments further revising the 27th and Apple Commercial Redevelopment Project;
21 and

22 WHEREAS, Heartland Optical, Inc. and the City have negotiated and are
23 desirous of entering into the attached "Heartland Optical Redevelopment Agreement."

1 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
2 Lincoln, Nebraska and considering: (a) the tax shifts from the use of Community
3 Improvement Financing as authorized in § 18-2147; (b) the community's public service
4 needs impacts and local tax impacts arising from the approval of the project; (c) impacts
5 on employers and employees of firms locating or expanding within the boundaries of the
6 project area; (d) impacts on other employers and employees in the City and immediate
7 area outside the project area; and (e) other impacts the City Council hereby determines
8 to be relevant to the consideration of costs and benefits arising from the redevelopment
9 project:

10 1. That the attached Heartland Optical Redevelopment Agreement between
11 the City of Lincoln and Heartland Optical, Inc. for the redevelopment of the 27th and
12 Apple Commercial Redevelopment Project, in accordance with the terms and conditions
13 contained in said Agreement, is hereby approved and the Mayor is authorized to
14 execute the same on behalf of the City of Lincoln.

15 2. The City Clerk is directed to return one fully executed copy of the
16 Agreement to Heartland Optical, Inc. and one copy to the Urban Development
17 Department.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2005:

Mayor